

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

May 5, 2016



RP16-07: proposed Replat of Lots 5 through 10 in Block 7 of Martin's Subdivision as well as a 0-196-acre unnamed public right-of-way which has been requested to be abandoned

SIZE AND LOCATION: 1.078 acres of land adjoining the east side of South College Avenue approximately 215 feet to 350 feet south of its intersection with Sulphur Springs Road

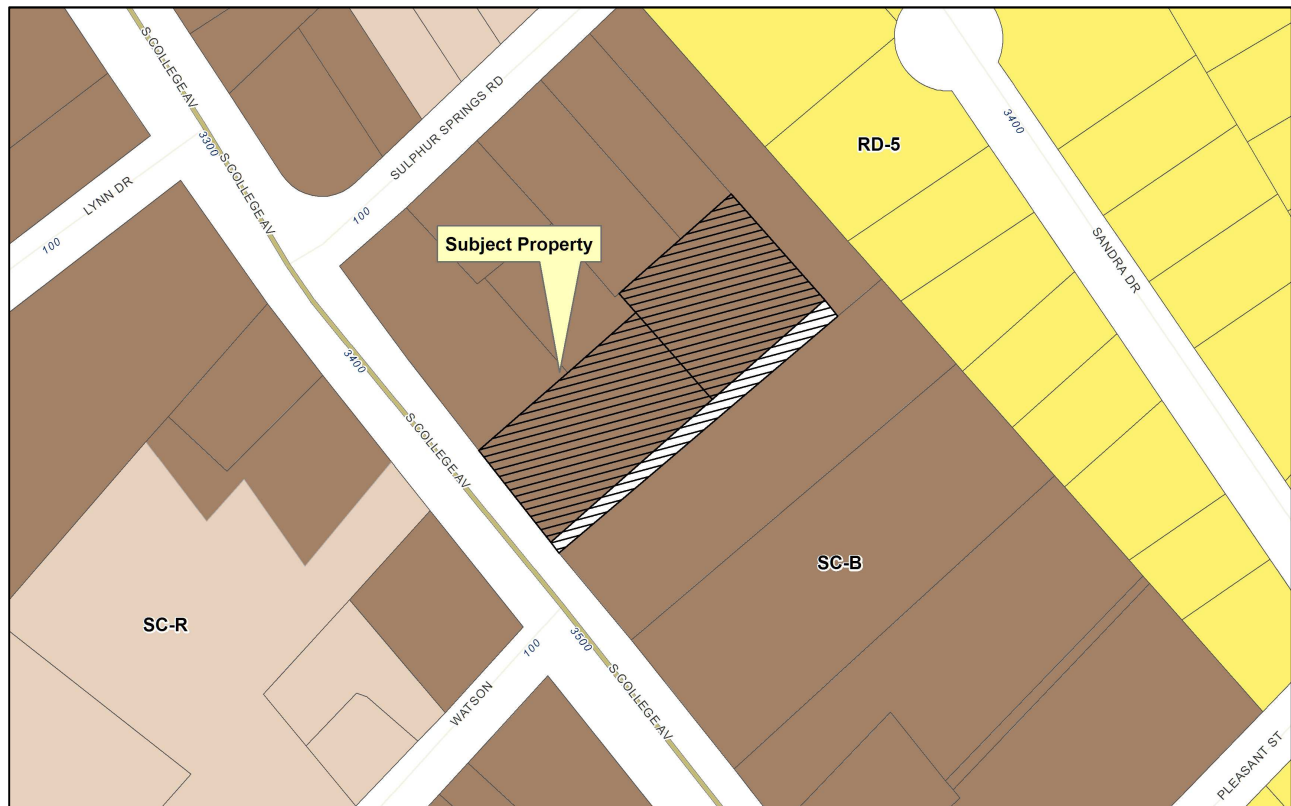
EXISTING LAND USE: vacant

ZONING: South College – Business District (SC-B)

APPLICANT(S): J. C. Wall, III

AGENT: Joe Gattis, Gattis Engineering

STAFF CONTACT: Matthew Hilgemeier, AICP, Staff Planner



BACKGROUND:

The applicant/property owner, Mr. J.C. Wall III, is proposing to replat Lots 5 through 10 of Block 7 of the Martin's Addition and a 0.196-acre (8,537 square-foot) unnamed public street right-of-way that has been requested to be abandoned (with case no. RA16-01) into one new lot totaling 1.078 acres. These lots were originally platted in 1941 and have been in the same configuration since that time. In 1941, the 25-foot wide public right-of-way that has been requested to be abandoned was also dedicated with the original Martin's Addition plat, with the expectation that additional right-of-way would be dedicated when the neighboring property was platted. That property has remained unplatted and no additional right-of-way for a new street was ever dedicated.

During its regular meeting on April 7, 2016, the Planning and Zoning Commission recommended approving the aforementioned right-of-way abandonment request, subject to the following conditions:

1. that a formal replat encompassing all property which the applicant owns or will own after abandonment of this right-of-way is filed with the City for recording; and
2. that a 25-foot wide private shared access easement be dedicated with the replat covering the portion of right-of-way being abandoned to allow access to the neighboring property.

The case is currently pending City Council consideration. The perpetual access easement recommended with the latter condition described above is shown on the replat document that is attached to this staff report. The new lot is currently proposed to be developed with a multi-family development (case no. CU16-01) which is also scheduled for consideration by the Planning and Zoning Commission during its regular meeting on May 5, 2016.

RECOMMENDATION:

With City Council's approval of the requested right-of-way abandonment, the proposed replat will conform to all applicable requirements of the City of Bryan Code of Ordinances. The Site Development Review Committee and staff therefore recommend **approving** this proposed replat, **subject to City Council's prior approval of the 0.196-acre public right-of-way to abandon, as it has been requested with Right-of-Way Abandonment case no. RA16-01.**